

AGENDA



Thursday, December 11, 2008

**Contract and Land Management
RECOMMENDATION FOR COUNCIL ACTION**

Item No. 25

Subject: Authorize negotiation and execution of a professional services agreement with one of the following firms: BARNES GROMATZKY KOSAREK ARCHITECTS AND TANIGUCHI WITH HOLZMAN MOSS Joint Venture, Austin, TX (staff recommendation); PAGE SOUTHERLAND PAGE / PATKAU ARCHITECTS Joint Venture, Austin, TX; LAKE / FLATO ARCHITECTS AND SHEPLEY BULFINCH RICHARDSON & ABBOTT Joint Venture, San Antonio, TX to provide architectural services for the New Central Library in an amount not to exceed \$7,200,000.

Amount and Source of Funding: Funding in the amount of \$7,200,000 is available in the Fiscal Year 2008-2009 Capital Budget of the Library Department.

Fiscal Note: There is no unanticipated fiscal impact.

For More Information: Cynthia Jordan 974-7183; Rosie Truelove 974-3064; April Thedford 974-7141

Purchasing Language: Best qualification statement of twenty-two (22) statements received.

MBE/WBE: This contract will be awarded in compliance with Chapter 2-9B of the City Code (Minority Owned and Women Owned Business Enterprise Procurement Program) by meeting the goals with 22.40% MBE and 14.30% WBE subconsultant participation.

Prior Council Action: February 28, 2008 - Council directive to initiate the process; November 6, 2008 – Council postponed item until December 11, 2008.

The need for a larger, better equipped facility to replace Austin's outgrown John Henry Faulk Central Library first emerged during the citizen input process leading up to the 1992 G.O. Bond Election, and this proposed project was given serious consideration for inclusion on the ballot of the 1998 G. O. Bond Election. By 2002, then Mayor Kirk Watson had tasked community leaders appointed to the Library for the Future Task Force, with conducting a series of public input meetings to determine the community's will regarding this important facet of Austin's municipal library system. One result of that citizen-based planning effort was the Austin City Council's approval for Library Department to hire a consultant architect to create the Austin Public Library Master Plan, first published in November of 2003. This master plan by Hidell & Associates / Hatch Partnership LLP, Joint Venture agreed with the conclusions of the Library for the Future Task Force that the prime need for the vitality and sustainability of the Austin Public Library system was to replace the existing central library with a modern building more appropriately sized to meet the needs of Austin's burgeoning population. Subsequently, the Citizens Bond Advisory Committee recommended to Council that the New Central Library Project be included as Proposition 6 on the 2006 G.O. Bond Election, and the proposition passed.

The City of Austin seeks to work with a team possessing significant experience in the design and construction of successful central libraries, providing innovative solutions to complex and competing issues, establishing and maintaining positive architect/client relationships, and which can demonstrate proven ability to work with the public, consultants, contractors and City officials. The ability to design within budgets and meet schedules are consideration factors. It is likewise important to the Library Department that firms can demonstrate proficiency for designing buildings which can be operated and

maintained economically. The New Central Library Project will require a design reflective of the emerging architectural style of the region, sympathetic to the local environment and expressive of the iconic role central libraries fulfill for their communities. Respondents must exhibit sensitivity to City of Austin initiatives including citizen participation in design processes, sustainability, Downtown Design Guidelines, Art in Public Places, and team participation by minority and women-owned businesses.

This request allows for the development of a professional service agreement with the selected firm. Should the City be unsuccessful in negotiating a satisfactory agreement with the selected firm, negotiations will cease with that firm. Staff will then return to Council and request authorization to begin negotiations with the first alternate recommendation listed below.

Notification of issuance of a Request for Qualifications (RFQ) for the subject services was sent to 331 firms on April 30, 2008. The RFQ was obtained by 135 firms, and 22 firms submitted qualification statements. None of the firms were certified M/WBE firms. Of the 15 firms evaluated, six firms were short-listed and interviewed. These short-listed firms made presentations to the Austin City Council on October 23, 2008. Interviewing of the short-listed firms results in the following recommendation: Barnes Gromatzky Kosarek Architects and Taniguchi with Holzman Moss Joint Venture, Austin, TX (recommended); Page Southerland Page/Patkau Architects Joint Venture, Austin, TX (first alternative); Lake/Flato Architects and Shepley Bulfinch Richardson & Abbott Joint Venture, San Antonio, TX (second alternative). Participation subgoals stated in the solicitation were 1.7% African American; 9.5% Hispanic; 5.3% Native / Asian American and; 14.2% WBE. The recommended and alternate firms provided a MBE/WBE Compliance Plan that met the goals of the solicitation and approved by the Small and Minority Business Resources Department.